



District 6 Advisory Board Agenda

Monday, November 7, 2022 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS 67204

• [Facebook Live](#)

Order of Business

- Call to Order
- Approval of Agenda for November 7, 2022

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1. **Wichita Fire Department**

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

2. **Wichita Police Department**

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

3. **Wichita Public Library Report**

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

Recommended Action: Receive and file.

4. **Public Works & Utilities Report**

Public Works and Utilities Staff will give an update on District 6 projects.

Recommended Action: Receive and file.

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Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

5. **Scheduled Items**

There are no scheduled Public Agenda items this month.

6. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

7. DER2022-00008 - 2022 Update to the Compressive Plan

Metropolitan Area Planning Department staff will present an update to the Comprehensive Plan. The Planning Department monitors the Comprehensive Plan and assists the MAPC with an annual review of the Comprehensive Plan as required by Kansas Statute 12-747. The primary element they are recommending to update is the population forecast. They considered the 2020 Census and other factors effecting growth. Two other elements of the Community Investments Plan that we also be looked at include the Wichita Future Land Use Guide and the financial aspects discussed in the Comprehensive Plan regarding the projected shortfall for infrastructure investment. These two elements are directly impacted by a change to the population forecast. An updated population forecast will help Wichita Public Works and Utilities with their water and sewer master plans and help WAMPO with decisions for project funding since many communities are competing for limited federal and state dollars.

Recommended Action: Provide feedback and recommend approval.

Staff Memo: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-11-07%20DAB%206%20MAPC%20Memo%20Comprehensive%20Plan.docx.pdf>

8. CON2022-00037

The Metropolitan Area Planning Department will present this case for consideration by the District Advisory Board. Miguel Chavez (Applicant) is requesting a Conditional Use to allow Multi-Family Residential in TF-3 Two-Family Residential District. The property is generally located on the west side of North Fairview Avenue, within one block north of West 13th Street North (1419 North Fairview Avenue). On site there is a single-family residential dwelling and a two-story accessory structure which would have two efficiency units, for a total of three units. The accessory structure measures 38 feet by 24 feet. If approved, there would be one efficiency unit on each floor.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The site is limited to a maximum of three dwelling units within two separate structures.
2. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
3. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a revised site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-11-07%20DAB%206%20CON2022-00037%20MAPC%20Staff%20Report.docx.pdf>

9. CON2022-00038 and ZON2022-00053

The Metropolitan Area Planning Department will present this case for consideration by the District Advisory Board. Bibleway Baptist Church (owner) is requesting:

1. a zone change from TF-3 Two-Family Residential District to B Multi-Family Residential District, and
2. a Conditional Use to permit a Group Residence, General on the subject site.

The subject property is a 0.24-acre parcel zoned TF-3 Two-Family Residential, generally located one-block south of West 21st Street North and one block west of North Waco Avenue (South of 2041 North Jackson Avenue). Currently, the subject site and the two properties abutting it to the north are surfaced and used as an ancillary parking lot for the Bibleway Baptist Church, located across from the subject site on the north side of West 20th Street North. The requested zone change and Conditional Use would only apply to the southmost parcel of the parking lot.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the following conditions.

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Register of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. The Conditional Use approval is limited to a maximum of 15 persons excluding staff.
5. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-11-07%20DAB%206%20CON2022-00038%20and%20ZON2022-00053%20MAPC%20Staff%20Report.docx.pdf>

10. CON2022-00041

The Metropolitan Area Planning Department will present this case for consideration by the District Advisory Board. Global PDR Solutions LLC/Hamendra Bhakta (Applicant) and Baughman Company (Agent) are requesting a Conditional Use to permit Nightclub in the City on property zoned LC Limited Commercial District. The property is generally located on the northeast corner of North Hoover Avenue and West Central Avenue (5534 West Central Avenue). The property is currently developed with two restaurants, vehicle sales, and a roofing company.

The applicant seeks to permit live music and entertainment (defined as “Nightclub in the City”) as accessory to the restaurant currently located on the north end of the property.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED** subject to the following conditions:

1. Nightclub in the City’s expanded uses shall apply only to those ancillary uses associated with a restaurant.
2. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. The hours of operation for entertainment on the site are restricted to 8:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday.
4. There shall be no amplified music outdoors, including on any patio whether enclosed or unenclosed.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-11-07%20DAB%206%20CON2022-00041%20MAPC%20Staff%20Report.pdf>

11.ZON2022-00058

The Metropolitan Area Planning Department will present this case for consideration by the District Advisory Board. JR Consulting, LLC (owner); KE Miller Engineering (agent) are requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for two parcels. One parcel is the property addressed as 2331 North Burns Avenue, which comprises four platted lots. The other parcel is the property abutting to the south, which comprises two platted lots. The subject site is generally located within one-block north of West 21st Street North and within one-half mile west of North Arkansas Avenue. The subject site is 0.45 acres in size and is currently undeveloped. Historical aerial images show a single-family dwelling, and an accessory structure occupied the parcel addressed as 2331 North Burns at least until 2017. The structures were removed sometime between 2017 and the present. The applicant intends to build three duplexes.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings and accessory structures. Property to the northeast of the site is zoned SF-5 District and developed with a church. In 1996, two variances were approved for the church property: 1) to reduce the side yard setback from 20 feet to seven feet, and 2) reduce the parking requirement from 30 spaces to 16 spaces. There is TF-3 Two-Family Residential zoning and duplex development within one-quarter mile west of the subject site on North Hood, North Garland, and North Somerset Avenues.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single Family Residential and could be redeveloped with single-family homes.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Most subdivisions platted and developed prior to the 1960s are in use as single-family residences. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.
4. **Length of time the subject property has remained vacant as zoned:** The single-family dwelling on the site was removed within the last five years.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *21st Street North Corridor Revitalization Plan* as discussed in the staff report.
6. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/20222-11-07%20DAB%206%20ZON2022-00058%20MAPC%20Staff%20Report.pdf>

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Board Agenda

12. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

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Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on December 5, 2022 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to watch live on the [District 6 Facebook page](#).

Visit the [District 6 webpage](#) for the most up-to date meeting information.

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